

DREILING ACRES

SEDGWICK COUNTY, KANSAS

State of Kansas)
Sedgwick County) SS

We, Savoy, Ruggles & Bohm, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we have surveyed and platted "DREILING ACRES", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows:

That part of the W1/2 of the NW1/4 of Sec. 10, Twp. 28-S, R-2-W, of the 6th P.M., Sedgwick County, Kansas described as beginning at the N.E. Corner of the W1/2 of said NW1/4; thence S90°W, along the north line of the W1/2 of said NW1/4, 504.00 feet; thence S00°37'42"E, parallel with the east line of the W1/2 of said NW1/4, 519.75 feet; thence N90°E, 504.00 feet to a point on the east line of the W1/2 of said NW1/4; thence N00°37'42"W, along the east line of the W1/2 of said NW1/4, 519.75 feet to the place of beginning.

All Public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Savoy, Ruggles & Bohm, P.A.

Date 6 Dec 00



Mark A. Savoy Surveyor
Mark A. Savoy RLS #788

Know all men by these presents that we, the undersigned, have caused the land described in the surveyors certificate to be platted into a Lot, Block and Street to be known as "DREILING ACRES", Sedgwick County, Kansas. The Street is hereby dedicated to and for the use of the public. A drainage plan has been developed for this plat and all drainage easements, and rights-of-way shall remain at established grades or as modified with the approval of the County Engineer, and unobstructed to allow for the conveyance of stormwater. Access Controls are hereby granted to the appropriate governing body (as indicated on the face of the plat). The Minimum Pad Elevation for lowest opening is as shown on the face of the plat.

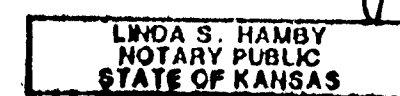
Kenneth A. Weber
Kenneth A. Weber

Carmen B. Weber
Carmen B. Weber

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 7th day of December, 2000, by Kenneth A. Weber and Carmen B. Weber, husband and wife.

My App't. Exp. 10-30-03



Linda S. Hamby Notary Public

This plat of "DREILING ACRES", Sedgwick County, Kansas, has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 2000.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Jerry Michaelis Chairman

Marvin S. Krout Secretary

State of Kansas)
Sedgwick County) SS

This plat approved and all dedications shown hereon, are hereby accepted by the Board of County Commissioners, Sedgwick County, Kansas, on _____, 20__.

Thomas G. Winters Chairman

Don Brace County Clerk

Entered on transfer record this _____ day of _____, 20__.

Don Brace County Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 13th day of December, 2000.

Tricia L. Robello Deputy County Surveyor
Tricia L. Robello, LS #1246 Sedgwick County Kansas

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 20__, at _____ o'clock _____ M: and is duly recorded.

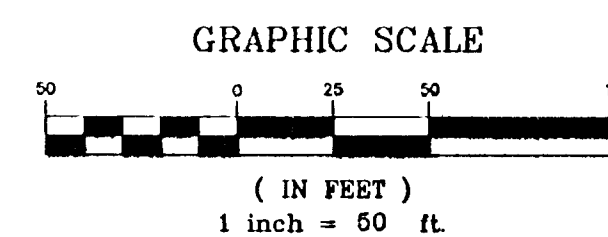
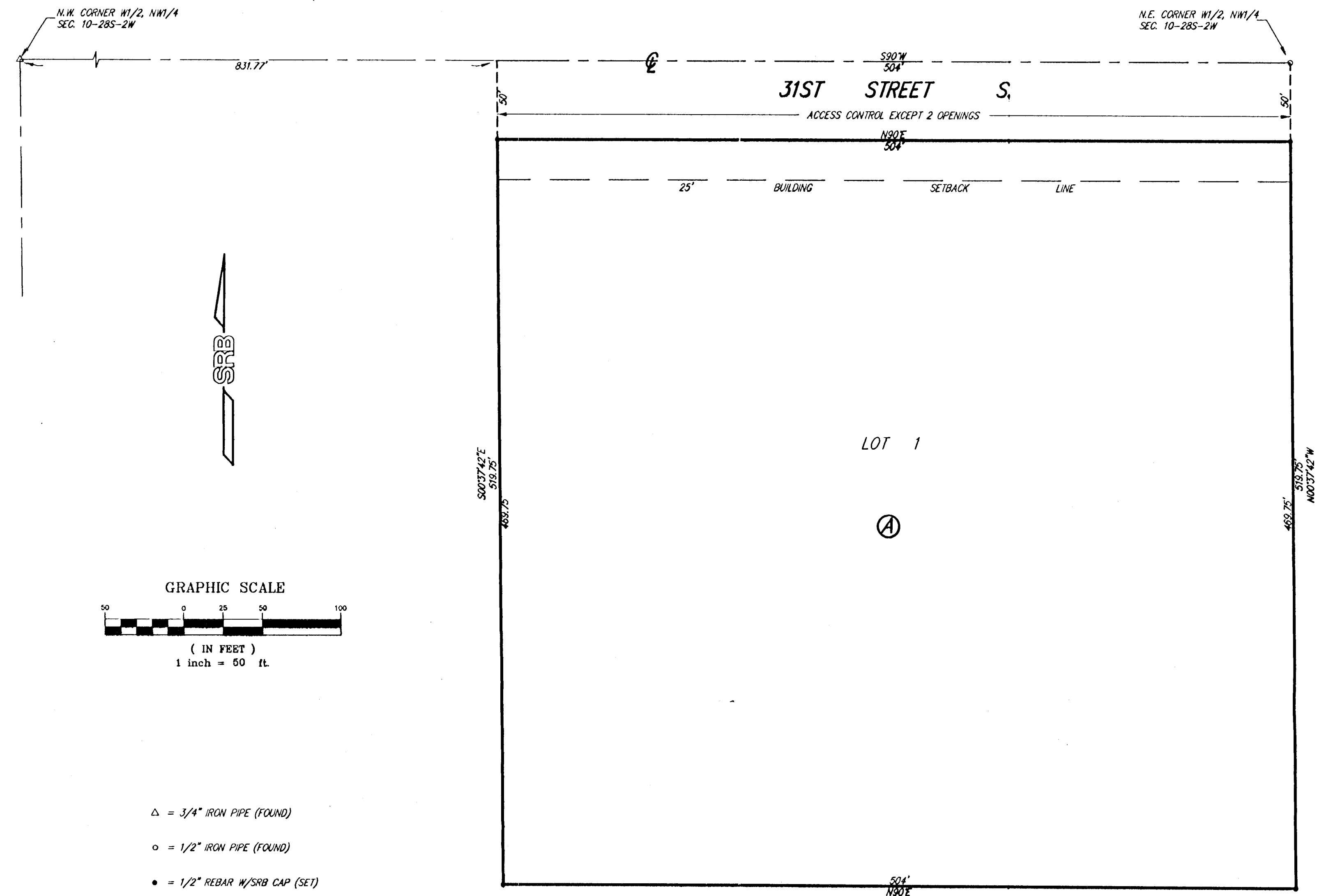
Bill Meek Register of Deeds

Linda Kizzire Deputy

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 20__.

Bob Knight Mayor

Pat Burnett City Clerk



- △ = 3/4" IRON PIPE (FOUND)
- = 1/2" IRON PIPE (FOUND)
- = 1/2" REBAR W/SRB CAP (SET)

MINIMUM BUILDING PAD ELEVATION FOR
LOWEST OPENING INTO STRUCTURES = 1415 NGVD

BENCH MARK: R.R. SPIKE IN HIGH LINE POLE
44'± N.E. OF S.W. COR. OF SW1/4 OF
SEC. 2-28-2W.
ELEV.=1395.58 (N.G.V.D.)

ON SITE B.M.: R.R. SPIKE IN POWER POLE
N. SIDE OF 31ST ST. S. & 362'± W. OF N.E.
COR. OF W1/2 OF NW1/4 OF SEC. 10-28-2W.
ELEV.=1421.24 (N.G.V.D.)



Wichita-Sedgwick County Metropolitan Area Planning Department

September 21, 2000

Savoy, Ruggles and Bohm, P.A.
924 N. Main Street
Wichita, KS 67203

RE: SUB 2000-75 -- One-Step Final Plat of DREILING ACRES ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on September 21, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of September 15, 2000.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

PLEASE NOTE: The MAPC Chairman needs to be revised to reference, "Christopher S. Carraher".

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



Wichita-Sedgwick County Metropolitan Area Planning Department

September 15, 2000

Savoy Ruggles and Bohm, P.A.
924 N. Main Street,
Wichita, KS 67203

SUB 2000-75 -- One-Step Final Plat of DREILING ACRES ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 14, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Standard soil testing is approved.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. The applicant shall coordinate removal of the terraces with Natural Resources Conservation Service (721-6127). A minimum pad of 1418 M.S.L. shall be established.
- D. The plat proposes two access openings along 31st St. South. The Subdivision Committee has approved two openings.
- E. As this plat is located within three miles of the City of Wichita, the final plat tracing shall include a signature block for the Wichita City Council.
- F. The MAPC Chairman needs to be revised to reference, "Jerry Michaelis".

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- G. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- H. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- M. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

SUB 2000-75 -- One-Step Final Plat of DREILING ACRES ADDITION
September 15, 2000
Page 3

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the Bond and Irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 21, 2000, at 1:00 p.m.

If you have any questions concerning this matter, please call.

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl', written in a cursive style.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Kenneth Weber, C/O Robert Dreiling, 2406 N. Pine Grove, Wichita, KS 67205
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of
Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT
(One-Step Final Plat Approved 9/14/00)

CASE NUMBER: SUB 2000-75 -- DREILING ACRES ADDITION

OWNER/APPLICANT: Kenneth Weber, c/o Paul Dreiling, 2406 N. Pine Grove, Wichita, KS 67205

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: South side of 31st St. South, East of 167th St. West

SITE SIZE: 6.01 Acres

NUMBER OF LOTS

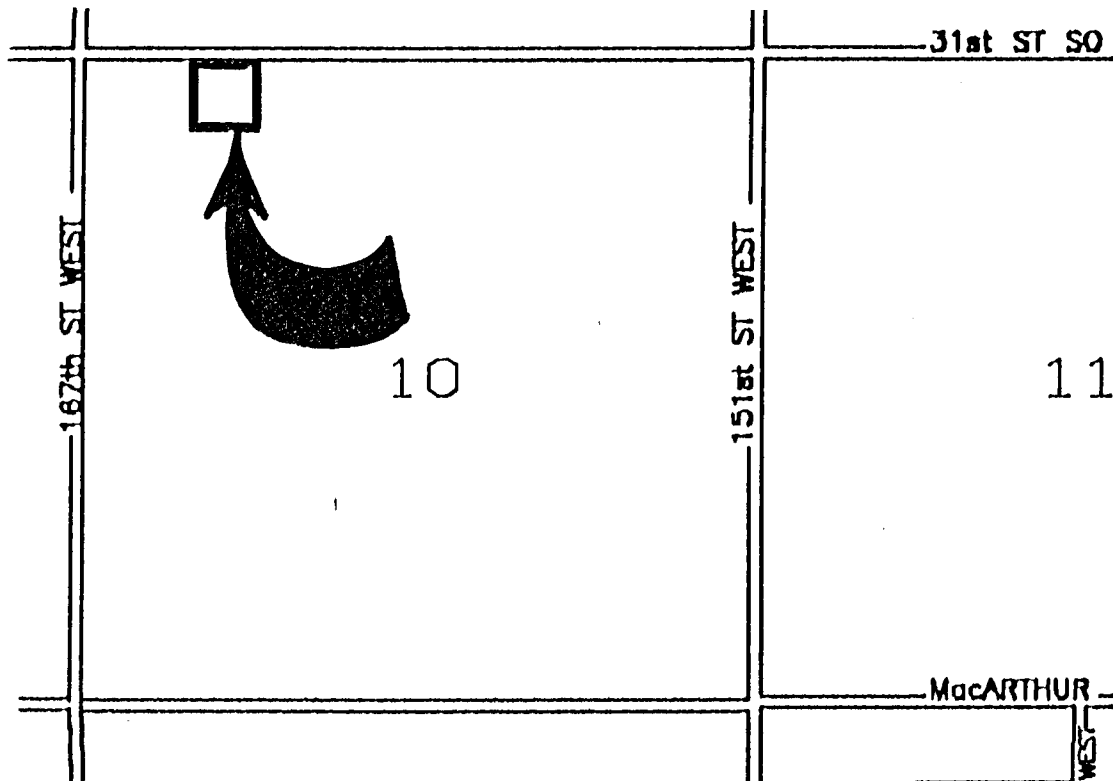
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 5.43 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Goddard Area of Influence and located within the 100-year floodplain.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. **Standard soil testing is approved.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **County Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. The applicant shall coordinate removal of the terraces with Natural Resources Conservation Service (721-6127). A minimum pad of 1418 M.S.L. shall be established.**
- D. The plat proposes two access openings along 31st St. South. **The Subdivision Committee has approved two openings.**
- E. As this plat is located within three miles of the City of Wichita, the final plat tracing shall include a signature block for the Wichita City Council.
- F. **The MAPC Chairman needs to be revised to reference, "Jerry Michaelis".**
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SUB 2000-75 -- One-Step Final Plat of DREILING ACRES ADDITION

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